

FOR LEASE

Industrial Warehouse/Office Space

106 Dixie Drive, Woodstock, GA 30189



LEASE RATE: \$13.50/SF/YR NNN

OVERVIEW

Rare opportunity to occupy $\pm 8,100$ SF warehouse building situated on ± 1.2 acres with rear yard in sought after Woodstock, Georgia. This Light Industrial (LI) zoned, freestanding building is situated less than 2 miles from I-575 at Hwy 92/Alabama Rd., 20 miles from Atlanta, and 30 miles to Hartsfield Jackson Airport. The warehouse has 14' ceiling height with two grade-level doors and approximately $\pm 2,500$ SF of office space. The building is equipped with 400 amp 3 phase power and a crane. Building signage is available. Available immediately.

Please do not visit the property or disturb current business. For more information or to schedule a tour, please contact Sean Williams at SWilliams@BullRealty.com.

HIGHLIGHTS

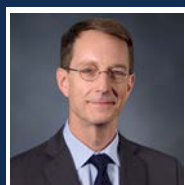
- $\pm 8,100$ SF Industrial building in Woodstock, GA available for lease
- ± 1.2 -acre site with gated rear yard
- 14' ceiling height
- 400 amp 3-phase power
- 2 Grade level drive-in doors
- $\pm 5,600$ SF Warehouse with crane
- $\pm 2,500$ SF Office space
- Light Industrial zoning
- 6-8 surface parking spaces
- Available immediately

PROPERTY INFORMATION

TOTAL BUILDING SIZE	$\pm 8,100$ SF
AVAILABLE SPACE	$\pm 8,100$ SF
OFFICE/WAREHOUSE SIZE	$\pm 2,500$ SF / $\pm 5,600$ SF
ZONING	L-I (Light Industrial)
PARCEL ID	15N06D-00000-271-000-0000
SITE SIZE	± 1.2 Acres
PARKING	6-8 Surface spaces
SIGNAGE	Storefront / Facade
# OF GRADE-LEVEL DOORS	2
# OF CRANES	1
CLEAR HEIGHT	14'
UTILITIES	All-to-site
FOUNDATION	Slab
CONSTRUCTION	Masonry & Steel
POWER	400 Amp & 3 phase power

Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.

CONTACT



SEAN WILLIAMS
S.V.P. The Office Group
404-876-1640 x126
404-754-7151 (D)
SWilliams@BullRealty.com

BULL REALTY, INC.
50 Glenlake Parkway, Suite 600
Atlanta, GA 30308
BullRealty.com

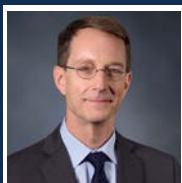
FOR LEASE

Industrial Warehouse/Office Space

106 Dixie Drive, Woodstock, GA 30189



CONTACT



SEAN WILLIAMS
S.V.P. The Office Group
404-876-1640 x126
404-754-7151 (D)
SWilliams@BullRealty.com

BULL REALTY, INC.
50 Glenlake Parkway, Suite 600
Atlanta, GA 30308
BullRealty.com

FOR LEASE

Industrial Warehouse/Office Space

106 Dixie Drive, Woodstock, GA 30189

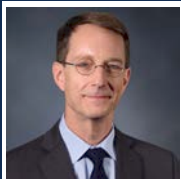


BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

TCN
WORLDWIDE
REAL ESTATE SERVICES



CONTACT



SEAN WILLIAMS
S.V.P. The Office Group
404-876-1640 x126
404-754-7151 (D)
SWilliams@BullRealty.com

BULL REALTY, INC.
50 Glenlake Parkway, Suite 600
Atlanta, GA 30308
BullRealty.com

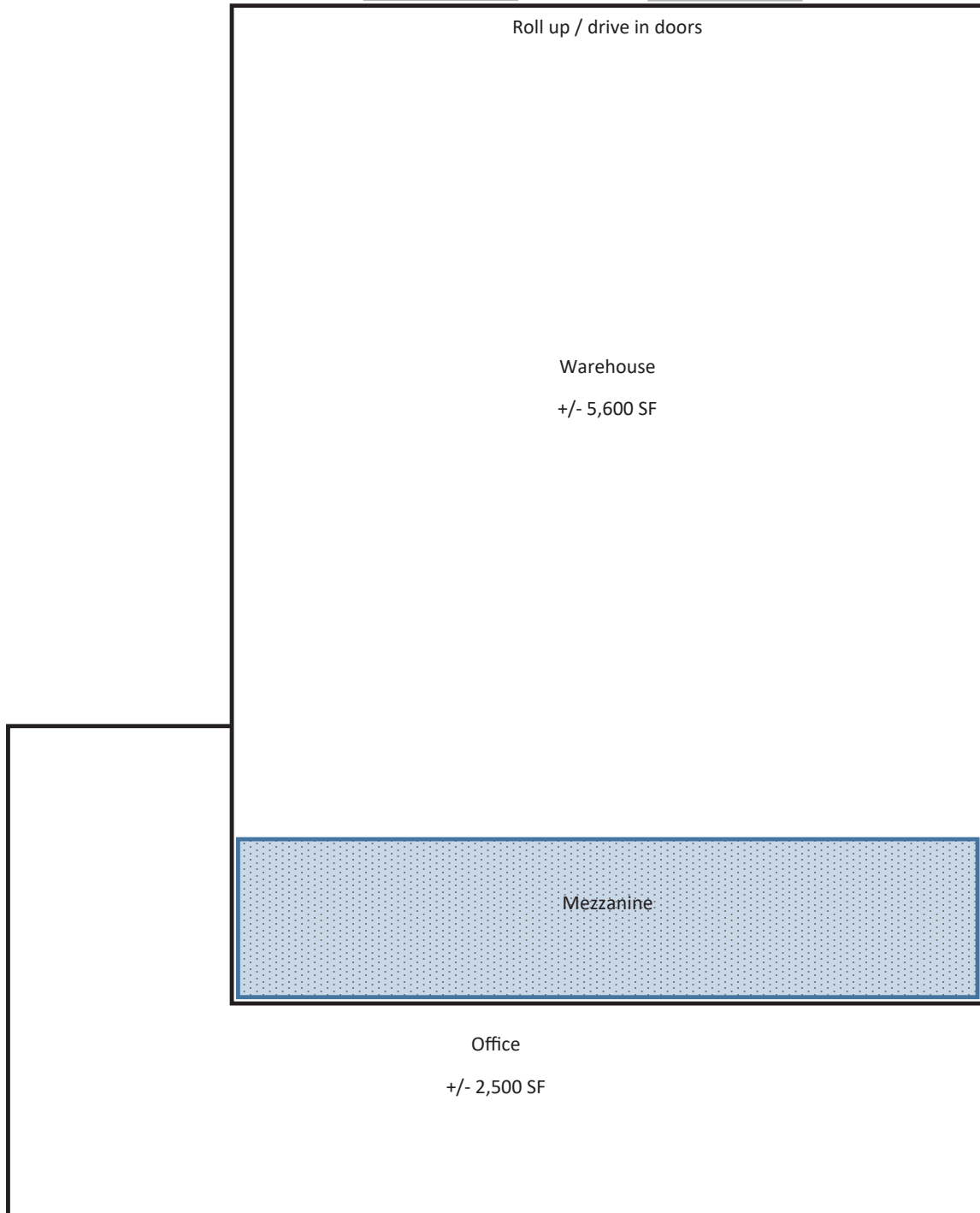
FOR LEASE

Industrial Warehouse/Office Space

106 Dixie Drive, Woodstock, GA 30189

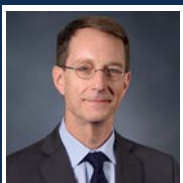


Floor Plan



Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.

CONTACT



SEAN WILLIAMS
S.V.P. The Office Group
404-876-1640 x126
404-754-7151 (D)
SWilliams@BullRealty.com

BULL REALTY, INC.
50 Glenlake Parkway, Suite 600
Atlanta, GA 30308
BullRealty.com

FOR LEASE

Industrial Warehouse/Office Space

106 Dixie Drive, Woodstock, GA 30189

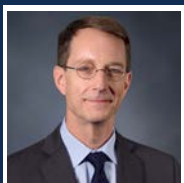


Industrial and Retail In The Area



Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.

CONTACT



SEAN WILLIAMS
S.V.P. The Office Group
404-876-1640 x126
404-754-7151 (D)
SWilliams@BullRealty.com

BULL REALTY, INC.
50 Glenlake Parkway, Suite 600
Atlanta, GA 30308
BullRealty.com

FOR LEASE

Industrial Warehouse/Office Space

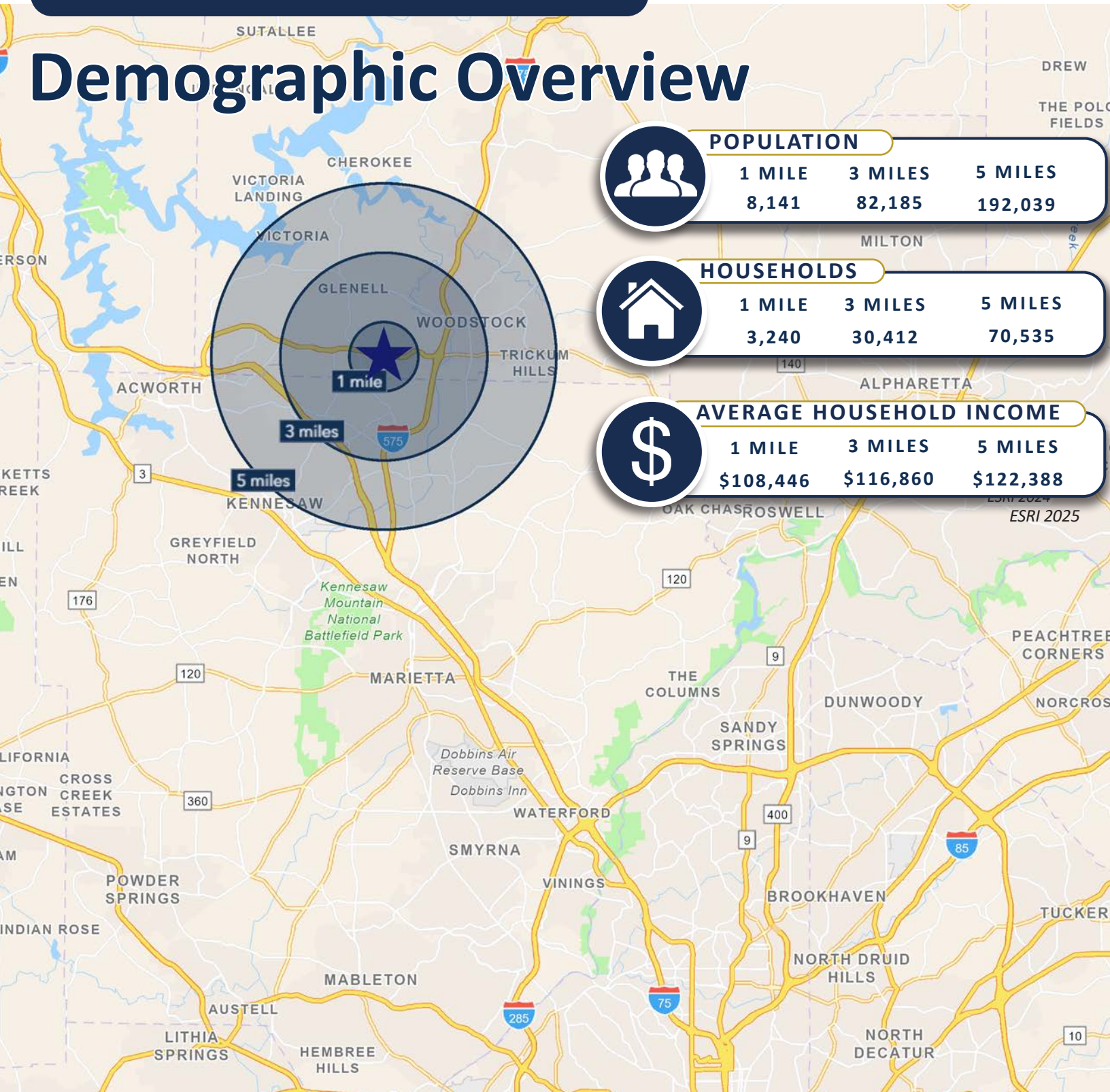
106 Dixie Drive, Woodstock, GA 30189



BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

TCN
WORLDWIDE
REAL ESTATE SERVICES

Demographic Overview



POPULATION

1 MILE	3 MILES	5 MILES
8,141	82,185	192,039



HOUSEHOLDS

1 MILE	3 MILES	5 MILES
3,240	30,412	70,535

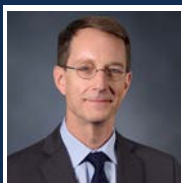


AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$108,446	\$116,860	\$122,388

Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.

CONTACT



SEAN WILLIAMS
S.V.P. The Office Group
404-876-1640 x126
404-754-7151 (D)
SWilliams@BullRealty.com

BULL REALTY, INC.
50 Glenlake Parkway, Suite 600
Atlanta, GA 30308
BullRealty.com